

FORMER FIRESTONE AVAILABLE FOR LEASE OR SALE | 6,500 SF

SEC

40TH ST & CHANDLER BLVD

4009 E CHANDLER BLVD | PHOENIX, AZ 85048

PCA
PHOENIX COMMERCIAL ADVISORS

PROPERTY SUMMARY

ADDRESS	4009 E Chandler Blvd Phoenix, AZ 85048
BUILDING	±6,500 SF
LOT SIZE	±42,893 SF
ASKING RENT	$165,000 per year
ASKING PRICE	$1,700,000

TRAFFIC COUNTS

40TH ST / MOUNTAIN PKWY

N ±11,103 VPD (NB & SB)
S ±20,281 VPD (NB & SB)

CHANDLER BLVD

E ±39,017 VPD (EB & WB)
W ±30,171 VPD (EB & WB)

ADOT 2025



LOCATION HIGHLIGHTS

- **Prime Ahwatukee location** along heavily traveled Chandler Boulevard near 40th Street.
- Affluent, established trade area with projected 2026 average **household incomes of approximately $139,000** within 3 miles and $144,000 within 5 miles.
- Strong traffic exposure with approximately **100,000 vehicles per day** at the 40th Street/Chandler Boulevard intersection.
- Dense customer base with approximately **73,000 residents within 3 miles** and 145,000 within 5 miles.
- Exceptional accessibility, located approximately **1 mile north of Loop 202** and 1.5 miles west of I-10.
- Established retail node **surrounded by major national and regional retailers**, including Fry's Marketplace, Safeway, Trader Joe's, Walgreens and McDonald's.
- Strong daytime employment base with approximately **34,500 employees within 3 miles** and 74,000 within 5 miles.
- Conveniently positioned **near major Southeast Valley employment centers**, including Intel, Honeywell and the broader Chandler employment corridor.

ZOOM AERIAL


Hello Sugar
Bleachers Sports Bar
FOOTHILLS SPORTS MEDICINE PHYSICAL THERAPY
40TH ST
±11,103 VPD
Public Storage
Print Smart
Filiberto's MEXICAN FOOD
Valvoline
CHANDLER BLVD
±30,171 VPD
±39,017 VPD
CHANDLER BLVD
38TH ST
PNC
TACO BELL
±20,281 VPD
42ND ST
BR BASKIN-ROBBINS
MR. PICKLE'S SANDWICH SHOP
meineke car care center
pet planet
MOD
LEARN N' PLAY
TRADER JOE'S
fry's Marketplace
SAFEWAY
DOLLAR TREE
Inspire Kids Montessori
PORTOFINO 440 UNITS
40TH ST
N

WIDE AERIAL



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DEMOGRAPHICS

2026 ESRI

2026 DAYTIME POPULATION

	TOTAL	WORKERS	RESIDENTS
1 MILE	15,322	7,767	7,555
3 MILE	82,392	53,602	28,790
5 MILE	153,168	95,755	57,413

2026 HOUSEHOLD INCOMES

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	$122,664	$156,235	$61,348
3 MILE	$115,895	$157,034	$65,345
5 MILE	$119,090	$157,488	$64,535

2026 HOUSING UNITS

1 MILE	3 MILE	5 MILE
7,586	28,580	56,598

OWNER OCCUPIED

1 MILE	3 MILE	5 MILE
66.0%	64.9%	66.2%

2026 BUSINESSES

1 MILE	3 MILE	5 MILE
531	2,577	4,990

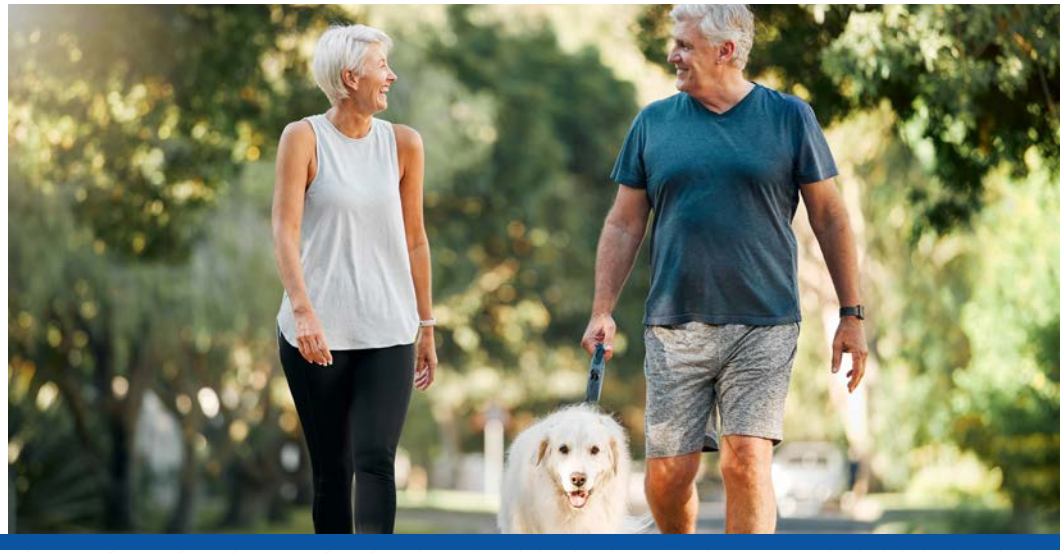
	1 MILE	3 MILE	5 MILE
2026 POPULATION	18,648	65,587	131,515
2031 POPULATION	18,608	65,724	133,296

	1 MILE	3 MILE	5 MILE
2026 HOUSEHOLDS	7,181	27,258	53,799
2031 HOUSEHOLDS	7,216	27,593	55,014









EXCLUSIVELY LISTED BY

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